

**MANSFIELD DOWNTOWN PARTNERSHIP
PLANNING AND DESIGN COMMITTEE
Community Center Community Room**

Tuesday, February 19, 2013

MINUTES

Members: Steve Bacon, Paul Aho, Laurie Best (by Skype), Karla Fox, Manny Haidous, Jon Hand, Frank McNabb, Peter Millman, Ruth Moynihan

Staff: Cynthia van Zelm

Guests: Steve Duffy, VP Architectural Design, Purchasing Services; Tom Hayden, Director of RE; Chuck Coler, Job Captain; Tana Horton, Drafter – all with Price Chopper; Ed Pepin, Principal with Pepin Associates; Lou Marquet with LeylandAlliance; Geoff Fitzgerald, Manager, Civil Engineering; Hans Schuurmans, Senior Project Manager; Andy Graves, Senior Project Architect; Jennifer Usher, Project Manager - all with BL Companies; Linda Painter, Mansfield Director of Planning and Development

1. Call to Order

Chair Steve Bacon called the meeting to order at 5:05 pm. The Committee, staff and guests introduced themselves.

2. Public Comment

There was no public comment.

3. Approval of Minutes from November 20, 2012

Frank McNabb made a motion to approve the November 20, 2012 minutes. Jon Hand seconded the motion. The motion was approved.

4. Review of DRAFT Zoning Permit Applications for Market Area, and TS-3 (Town Square) Building, and Next Steps

Mr. Bacon said the LeylandAlliance team had filed an application with the Planning and Zoning Commission to modify the Storrs Center Special Design District to allow for the plan for the grocery store and a 5,000 square foot building in the market area. The change was approved by the Planning and Zoning Commission this past fall.

The next step is to get a zoning permit for the market area buildings and site and for the TS-3 building. If the Committee is satisfied with the plans, it can make a recommendation to the full Partnership Board to that effect. The goal is to have a public hearing in mid to late March

Lou Marquet said there has been a good deal of effort put into these plans and the team is proud of the site work proposed to integrate the grocery store into the rest of Storrs Center.

Steve Duffy from Price Chopper recognized Chuck and Tana from Price Chopper. He went through a 3-D model of the grocery store and site through a Power Point presentation. He said the design has evolved and they, too, are anxious to have the design be integrated into the community. The design for Storrs Center reflects the evolution of Price Chopper as it moves into more environmentally oriented stores in dense areas. Their Saratoga Springs store was a start. Mr. Duffy encouraged questions throughout the presentation.

Mr. Hand asked what the size is of this Price Chopper as compared to other Price Choppers. Mr. Duffy said it is smaller than a typical Price Chopper. The one on Mansfield will be 31,000 square feet. Their average store ranges from 40,000 to 45,000 square feet. The Price Chopper in Vernon is 95,000 square feet.

Mr. Duffy noted the pedestrian connection to Town Hall. He said there will be an outdoor area which will also include some produce.

Mr. Hand asked if there will be an area for bikes. Mr. Duffy replied in the affirmative.

Mr. Duffy said that all of Price Chopper's new stores will be LEED certified. He said the goal is to achieve LEED-Silver status in Mansfield. The project will also follow the Storrs Center Sustainability Guidelines.

Andy Graves arrived.

Mr. Duffy said the side of the store facing Storrs Road will have produce located there with windows above.

They created a tower element on the store to establish the store as an anchor.

Peter Millman said he appreciated the natural light. He asked how the harsh western light in the PM will be addressed. Mr. Duffy said they will have awnings and a shade system will be provided to control day-lighting in the produce area.

Mr. Millman asked if Price Chopper expects people within walking distance to bring their own carts. Mr. Duffy said they have not dealt with this scenario very often. He said the store will have two different size carts. Laurie Best said she uses a cart to access a grocery store near their condo in Australia and it works well.

Mr. Duffy said the seating area upstairs in the mezzanine will be approximately 900 square feet for approximately 50 people. A break room, restrooms and offices will also be located on the 2nd floor. He said there will be an elevator to the mezzanine.

He said there will be a Starbucks kiosk on the first floor. Starbucks has approved of this location.

Mr. McNabb asked if there will be anything plastered on the windows. Mr. Duffy replied in the negative. Will there be sandwich boards? Mr. Duffy said they would like to have sandwich boards if they are allowed.

Chuck Coler said there will be a transformer on the side of the building that will be hidden from public view. The gates to the transformer and utilities will be integrated into the architecture. Lou Marquet said the transformer may move slightly.

Mr. Duffy said Price Chopper will have loading in the back from Wilbur Cross Way (formerly known as Village Street).

Mr. Duffy said there will be a landscaping buffer in between Price Chopper and the Haidous building. Geoff Fitzgerald said that head-on parking spaces will be available in the Haidous lot adjacent to the Price Chopper.

Mr. Millman asked if pedestrians will be able to walk from Wilbur Cross Way between Price Chopper and the Haidous building. Mr. Marquet said this will strongly be discouraged through design as he is concerned about safety as trucks will be active in this area. Mr. Fitzgerald and Mr. Duffy said there will be stairs from Wilbur Cross Way that leads people through the front of Price Chopper.

In response to a question from Manny Haidous, Mr. Duffy said deliveries will be on a schedule to avoid disruption as much as possible. There is only one loading dock. There will not be a lining up of tractor trailer trucks. Mr. Fitzgerald said trucks will be directed to enter and exit Wilbur Cross Way from Charles Smith Way (formerly known as Post Office Road). Daily Deliveries (DSD) will occur around the loading area by smaller format trucks for bread, soda, etc. These typically occur in the morning and are unscheduled.

Mr. McNabb asked about snow removal. Mr. Duffy said they will pile it on-site or move it off-site if there is too much snow.

Mr. Millman asked about plantings on Wilbur Cross Way. Mr. Fitzgerald said there will be a 10 foot wide planting strip between the grocery store building and the sidewalk. Mr. Marquet said the residents in the Courtyard Condos wanted a softer screening mechanism.

Hans Schuurmans arrived.

Andy Graves reviewed the 5,000 square foot building. He said this is an important corner as it signifies the entry into Storrs Center. It is important for the building to “hold” the corner. There is no back of building. The building is as vertical and symmetrical as possible. It will be single story but have daylight on the 2nd floor. Pergolas are planned to link it to the rest of the landscaping along Storrs Road in front of the parking for the grocery store. Mr. Hand and Mr. Millman asked if the pergolas could be put above the cornice. Mr. Graves said he could look into whether there could be more detail to the cornice by perhaps adding a capital.

Mr. Haidous asked where the loading would occur and Mr. Graves said it would likely be from the front of the building.

There was some discussion about how to manage parking in the lot in terms of people parking there that are utilizing other businesses. Ms. van Zelm said that as the property owner of this area, LeylandAlliance has signed a cooperative agreement with respect to an enforcement mechanism for parking. Tom Hayden said the parking will need to be properly signed to discourage outside parking.

Mr. Marquet said since there is not a tenant for the 5,000 square foot building; it will need to be built in a flexible manner. The slab will not be poured until a tenant is signed.

Ms. Painter left the meeting.

Mr. Fitzgerald and Mr. Graves reviewed the plans for the TS-3 building. Mr. Graves said it is zoned for 5 stories. The storefront will be glass and the current plan is to have 2 retail spaces on the first floor. It will be a four sided building.

Ruth Moynihan expressed concerns about the height of the building.

Mr. Bacon asked if the utility meters will be visible. Mr. Graves replied that they will be in a courtyard and will be screened. The loading zone will be along Royce Circle.

Karla Fox asked whether there will be handicapped spaces adjacent to this building. Mr. Fitzgerald said there are currently no handicapped spaces planned along this area; there are some planned in the angled spaces along Wilbur Cross Way. Typically, parallel spaces are not conducive to handicapped spaces because of the needed width and cut into the sidewalk. Mr. Marquet said an accessible van would be better parking in the parking garage or the lot as the space is safer and can be configured more easily. He noted that the garage is fairly close to the TS-3 building. Cynthia van Zelm said she wanted to pursue this further and will discuss with the Town staff.

Mr. Hand and Ms. Moynihan left the meeting.

Mr. Graves said the four stories above will house 92 apartments. He said that two units on each floor will have dining areas. Mr. Millman asked if there will be any condos in this building and Mr. Marquet replied in the negative. Mr. Marquet said the for sale housing market continues to receive attention and needs more study.

Paul Aho asked when the construction will start on this building. Mr. Marquet hopes it will start in June and open in summer 2014.

Mr. Haidous asked how ice will be handled with this building as there have been some issues in Phase 1A. Mr. Graves said this building will have a limited metal roof. Many snow and ice guards will be incorporated into the building.

Mr. Graves said the team will come back with color palettes and material boards at a future meeting.

Ms. Fox made a motion to recommend to the Partnership Board approval of the plans for the Market Area (buildings and site) and TS-3 building with the condition that color palettes and finishes be approved by the Committee at a later date. Mr. Millman seconded the motion. The motion was approved.

5. Adjourn

The meeting adjourned at 7:15 pm.

Minutes prepared by Cynthia van Zelm